RENTAL MARKET REPORT

PRINCE EDWARD ISLAND HIGHLIGHTS*

OCTOBER 2005 SURVEY

Modest Increase in PEI Vacancy Rates

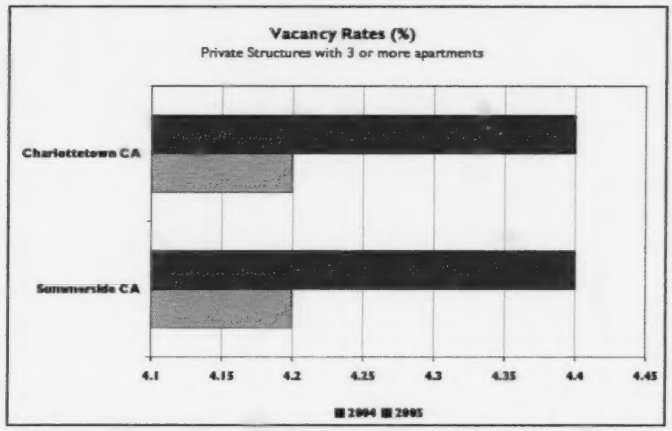
Results from Canada Mortgage and Housing Corporation's 2005 Rental Market Survey, which was conducted during the first two weeks of October, indicated that the vacancy rates in both Summerside and Charlottetown increased slightly over the past twelve months.

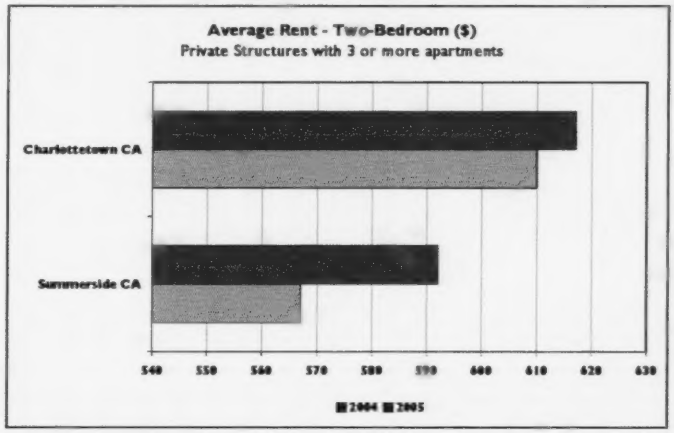
In Charlottetown, the overall vacancy rate has been following an upward trend since 2001. At 4.4 per cent, the current vacancy rate has climbed 0.2 per cent above the 2004 level. In terms of individual dwelling types, the vacancy rates for one and two bedroom units have increased to 4.1 per cent and 3.9 per cent respectively.

The 2005 vacancy rate in Summerside is identical to the 4.4 per cent rate recorded for Charlottetown. The 0.2 per cent increase over 2004 also mirrors the provincial capital. The vacancy rate for a one bedroom unit, at 1.8 per cent, has dropped appreciably from the 2004 rate of 6.3 per cent. In contrast, the vacancy rate for a two bedroom rental unit has risen 1.1 per cent from 3.8 to 4.9 per cent.

The most significant change occurred in the category consisting of rental units with three or more bedrooms. In both Charlottetown and Summerside, the vacancy rate climbed 4.3 per cent from the 2004 level. Rental units with three or more bedrooms account for a small percentage of the available inventory in Charlottetown and Summerside. Therefore, slight changes in occupancy can contribute to large variations in the vacancy rate for this particular category.

The average rent in the Charlottetown area, at $578, is virtually unchanged from the 2004 level rising a modest 0.7 per cent. In Summerside, the average rent has sustained a more noteworthy increase than its provincial counterpart.



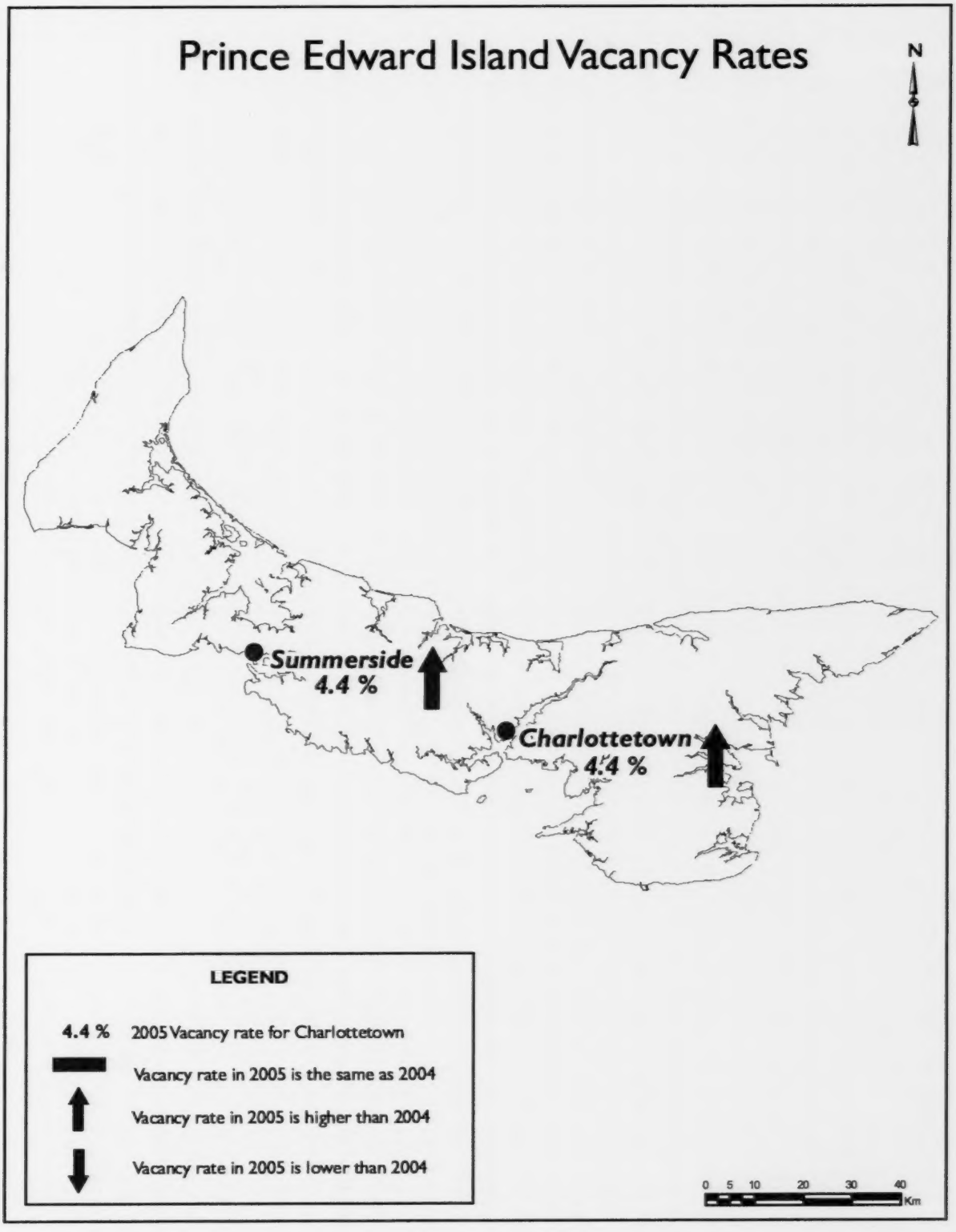


The 2005 average rent of $577 represents a 5.7 per cent increase over last year's average of $546. The availability rate varied from a low of 6.8 per cent in Charlottetown to a high of 7.1 per cent in Summerside.

*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Canada

CMHC SCHL
HOME TO CANADIANS


Prince Edward Island Vacancy Rates
N
Summerside
4.4 %
Charlottetown
4.4 %
LEGEND
4.4 % 2005 Vacancy rate for Charlottetown
Vacancy rate in 2005 is the same as 2004
Vacancy rate in 2005 is higher than 2004
Vacancy rate in 2005 is lower than 2004
0 5 10 20 30 40
Km

Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Prince Edward Island

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Charlottetown CA	9.9	6.0	4.0	4.1	3.7	3.9	7.2	11.5	4.2	4.4
Summerside CA	16.7	0.0	6.3	1.8	3.8	4.9	1.3	5.6	4.2	4.4
Prince Edward Island 10,000+	**10.4**	**5.5**	**4.2**	**3.9**	**3.7**	**4.1**	**5.4**	**9.5**	**4.2**	**4.4**

Private Apartment Average Rents ($)
by Bedroom Type
Province of Prince Edward Island

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Charlottetown CA	393	408	489	486	610	617	715	760	574	578
Summerside CA	384	448	441	461	567	592	583	648	546	577
Prince Edward Island 10,000+	**393**	**411**	**484**	**484**	**603**	**612**	**675**	**721**	**570**	**577**

Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Prince Edward Island

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Charlottetown CA	10	160	44	1,077	93	2,370	20	174	166	3,781
Summerside CA	0	14	2	113	26	533	5	90	33	750
Prince Edward Island 10,000+	**10**	**174**	**46**	**1,190**	**119**	**2,903**	**25**	**264**	**199**	**4,531**

Private Apartment Availability Rates (%)
by Bedroom Type
Province of Prince Edward Island

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Charlottetown CA	n/a	6.0	n/a	6.2	n/a	6.6	n/a	14.8	n/a	6.8
Summerside CA	n/a	7.1	n/a	2.7	n/a	7.9	n/a	7.8	n/a	7.1
Prince Edward Island 10,000+	**n/u**	**6.1**	**n/u**	**5.9**	**n/u**	**6.8**	**n/u**	**12.4**	**n/u**	**6.9**

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category n/s : No units exist in the sample for this category n/a : Not applicable

METHODOLOGY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on its initiation type (public or private), and whether it is an apartment or a row structure. The survey collects vacant unit data for all sampled structures. The market rent data are collected for only privately initiated structures. The available unit data are obtained only for privately initiated apartment or row structures. Most data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

Definitions

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent. The changes in average rent do not necessarily correspond to rent changes within a given structure. The increase or decrease of the average rents between two years may or may not be statistically significant due to other factors such as the variability of the rents.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Information and Subscriptions

For more information about this publication or any other questions on the P.E.I. housing market, please call our **Client Service Department** at (902) 426-4708 or e-mail us at **mmerrick@cmhc-schl.gc.ca** .

To learn more about Market Analysis Centre products and services and subscribe on-line visit:
www.cmhc.ca/mktinfo/store/

For more information on other CMHC products and services visit:
www.cmhc.ca

Cette publication est aussi disponible en français sous le titre: Rapport sur le marché locate – Faits saillants.

Note: Tables for rental row (townhouses) are not released in this current publication. However, tables are available on request where applicable.

To get a national overview and statistics for all CMAs across Canada, please refer to CMHC's website at the following address:
www.cmhc.ca/en/news/nere/index.cfm

12/7/05

© 2005 Canada Mortgage and Housing Corporation. All rights reserved. No portion of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means, mechanical, electronic, photocopying, recording or otherwise without the prior written permission of Canada Mortgage and Housing Corporation. Without limiting the generality of the foregoing, no portion of this publication may be translated from English into any other language without the prior written permission of Canada Mortgage and Housing Corporation. The information, analyses and opinions contained in this publication are based on various sources believed reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibilities.